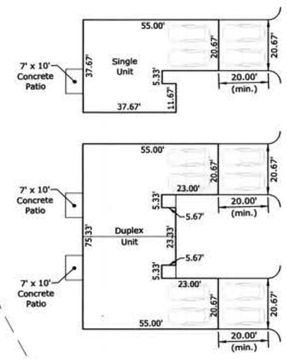
SITE REVIEW COMMITTEE

APC _____ Date _____
Building Commission _____ Date _____
Fire Dept _____ Date _____
Water & Sewer Utility _____ Date _____
City Engineer _____ Date _____
County Surveyor _____ Date _____
County Engineer _____ Date _____
Health Dept _____ Date _____
Other ( ) _____ Date _____

REVISED

RECEIVED
JAN 05 2024
Area Plan Commission

The proposed improvements, with a runoff coefficient of c=0.598, does not exceed the design runoff coefficient c=0.751 used for the design of the previously approved master drainage plan, resulting detention and controlled release of stormwater, for Briar Pointe. Lot 268 is accommodated by the existing detention basin #3 to the south. Lot 269 drains directly to the existing 48" storm sewer.



Typical Building Pad

SITE PLAN KEY NOTES

1. Condominium Building
2. Asphalt or concrete pavement
3. Edge of Pavement
4. Greenspace / Landscaping
5. 4' Concrete Sidewalk

ZONING

R-4

BLDG. DATA

(18) 1-Story Condominum Building with 2 units
(2) 1-Story Condominum Building with 1 unit

Total # of Units = 38

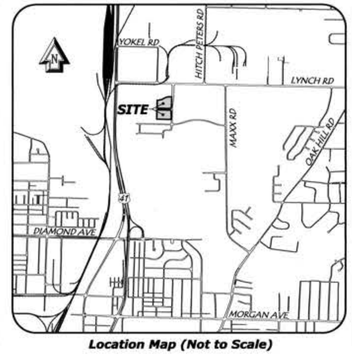
PARKING TABULATION

REQUIRED PARKING = 2 Spaces per Dwelling Unit
= (2 x 38) = 76 Spaces

PROVIDED PARKING = 152 Spaces
= 76 Garage Spaces + 76 Tandem Spaces

STAKING NOTES

All dimensions are to face of curb (fc), edge of pavement and/or face of building unless otherwise noted.



Location Map (Not to Scale)

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Written dimensions shown hereon shall take precedence over scaled dimensions. Contractors shall calculate and measure required dimensions. Notify Cash Waggner & Associates, PC with any variations in dimensions or conditions from those indicated on these drawings. This drawing was based on available information. Commencement of Work constitutes verification and acceptance of existing conditions.

Application of a material or equipment to Work installed by others constitutes acceptance of that Work and assumption of responsibility for satisfactory installation.

GLEN A. MERITT
REGISTERED
No PE10403870
STATE OF INDIANA
PROFESSIONAL ENGINEER

Signature — 6 Dec 23 — Date

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ▪ ENGINEERING ▪ SURVEYING
ECOLOGICAL ▪ ENVIRONMENTAL

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REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12.06.23	G.A.M.	Updated zoning information; added greenspace & sidewalks

PROJECT NO.:	21-4714
DESIGNED BY:	G.A.M.
DRAWN BY:	A.W.W.
FILENAME:	Evelyn Condos Base
LAYOUT TAB:	SITE
SCALE:	As Shown

PROJECT: BRIAR POINTE COMMONS
ADDRESS: 3512 & 3646 CAREER AVENUE EVANSVILLE, INDIANA
SHEET TITLE: SITE PLAN

DATE: 10.09.23
DRAWING NO.: C-101
OF: